



## FACT SHEET ON POTENTIAL COMMUNITY PARTNERSHIP FOR AN AFFORDABLE YOUTH GOLF COURSE ON THE FORMER HIMCO LANDFILL SITE

1. *In what stage of development the project is and what steps, if any, have been taken toward redevelopment?*

The City of Elkhart's proposal to develop an affordable youth golf course on the former Himco Landfill brownfield site is making some progress in the formation of a core team of partners that will be necessary to accomplish the project. The City of Elkhart has met with and gained the support of a major corporate citizen (Bayer) who may be critical to turning this liability property into an asset. The City has also secured the support of a developer/owner (Leiter and his representative Rick Carey) of an adjacent 500-acre business park which is north of the brownfield site and immediately southwest of the City of Elkhart's municipal airport. The airport will be also a collaborating partner on the project. The City has identified the properties that must be assembled, and preliminary contacts have indicated a willingness for those property owners to support the project. Wightman-Petrie, a local engineering/surveying consultant, has also progressed with preliminary layout concepts for the golf course. The City's team has also begun to address preliminary environmental considerations on how to enable a beneficial reuse of the property that will be protective of human health and the environment. The community has also networked with representatives of the City of Hammond, the First Tee Foundation, the U.S. Golf Association, as well as the Indiana Golf Foundation to make a brief introduction of the Elkhart project while the group was convened in Hammond for the groundbreaking of their very similar project.

2. *What impediments, i.e., financial, regulatory or liabilities there are to successful redevelopment of the project?*

The City of Elkhart has identified the placement of the brownfield property in the Superfund Program as an impediment to a more pragmatic and cost-effective solution to the environmental challenges of this parcel. The City hopes, as one of the critical steps to the success of this redevelopment, that the project can be removed from Superfund and carried forward under the State of Indiana's Brownfields Voluntary Remediation Program with a more site-specific risk assessment basis for the cleanup standard rather than the "one size fits all" return the area to pristine condition approach that may well be required under Superfund. The City of Elkhart is still at the early stages of analyzing the financial feasibility of the project. The City is open to a combination of creative financing possibilities that will enable a public/private partnership for its redevelopment efforts in this area of the City. There is the opportunity certainly to pursue grants and loans. There is the possibility of the creation of a tax incremental financing district that would capture some of the new assessed valuation of the 500-acre business park and perhaps some other surrounding redevelopment efforts. The City of Elkhart has numerous other tools in its financial tool box in terms of cumulative funds and economic development income tax funds to craft a financial solution for this project. The final analysis on this will depend on the outcome of the market feasibility study on an affordable youth golf course at this location. It is hoped that Desert Sands, in conjunction with Wightman Petrie, can conduct such an assessment very early in 1999 so that we can begin to focus in on a project scope and

approach to financing. Preliminary estimates have put the project scope in the \$6 million range. The Mayor believes the project has substantial benefits for the community that would warrant this type of public/private partnership investment if the initial market feasibility study shows that the project can be sustainable.

3. *What is the time line, if any, for the various activities to move toward successful redevelopment?*

The City of Elkhart is pulling together its team and attempting to firm-up commitments during the first quarter of 1999. This will include the need for support from Congressman Roemer, Governor O'Bannon and John Hamilton, the Commissioner of the Indiana Department of Environmental Management for the transfer of this project from Superfund into a State Brownfield Voluntary Remediation Program. It is hoped that this can be accomplished during the first half of 1999 and that design/development for the golf course can begin in earnest along with assembly of the parcels in the second half of 1999 so that construction can begin on the youth golf course by the year 2000.

4. *What member bank involvement exists, if any, and if not, what plan does the community investment officer have for developing member participation?*

The community investment officer has met with Elkhart representatives and representatives of at least one member bank a couple of times now in Elkhart. It is believed that, in order for the project to be truly successful and to serve as a springboard for higher levels of collaboration between member banks and the City of Elkhart on various community housing and human service needs, it would be best if a number of member banks participate. At a recent meeting in Elkhart, the community investment officer encouraged that a broader coalition of banks. The City of Elkhart has agreed to make contact with both member and nonmember banks to encourage broad participation in the financing of the project for the betterment of the overall community.

5. *Any other information that would prove useful to the bank or its members.*

The City of Elkhart has been involved in the brownfields issue since before the term was coined. The City of Elkhart has a track record of success on turning community liabilities into community assets. A couple of examples of this track record of accomplishment are the Elkhart Environmental Education Center which was developed on a 30-acre site of a former municipal dump and the Boot Lake Nature Preserve which was created through an AmeriCorps partnership on a 160-acre former city sludge farm. The Elkhart community is a noted entrepreneurial and manufacturing economy success story. It has dealt with a number of environmental tragedies and turned them into environmental triumphs, and it believes that with the support and encouragement of the U.S. Conference of Mayors and the Federal Home Loan Bank, it can create yet another model success story for a brownfield redevelopment effort that has some particularly poignant environmental justice opportunities.